THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434767**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 655508 DEEDWARR
06/11/2021 02:33:18 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20210611-0079217

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley Rounsborg Hall and Ashley M. Hall 7812 River Fork Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141 15 0D 234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew M. Dillier and Robin L. Dillier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Rounsborg Hall and Ashley M. Hall, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Sheffield on the Harpeth, Phase III-A, of record in Plat Book 7900, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew M. Dillier and Robin L. Dillier, husband and wife, by Quitclaim Deed from Andrew Dillier, married, of record in Instrument No. 20170317-0026242, in the Register's Office of Davidson County, Tennessee, dated March 10, 2017 and recorded on March 17, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase III-A, Sheffield on the Harpeth, as recorded in Plat Book 7900, Page(s) 332.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900 and Book 7145, Page 954, as amended in Book 8146, Page 463, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806.

Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc. recorded in Book 8276, Page 238.

This is improved property located at 7812 River Fork Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2021.

Andrew M. Dillier by Robin L. Dillier as Attorney-in-fact

Andrew M. Dillier by Robin L. Dillier as
Attorney-in-fact

Robin L. Dillier

Robin L. Dillier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin L. Dillier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Andrew M. Dillier and that she is authorized by Andrew M. Dillier to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of May, 2021.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023